



**NOTICE OF A SPECIAL CALLED MEETING OF THE
CITY COUNCIL
OF THE VILLAGE OF VOLENTE, TEXAS
TUESDAY, JULY 14, 2015 at 7:30 P.M.
16100 Wharf Cove, Volente, Texas 78641**

Notice is hereby given that the City Council of the Village of Volente will hold a Special Called Meeting at 7:30 p.m., Tuesday, the 14th day of July, 2015 at 16100 Wharf Cove, Volente, Texas at which time the following items will be discussed, to wit:

1. Open Special Called Meeting.
2. Call Roll.
3. Citizen Comments. *At this time, any person with business before the Council not scheduled on the agenda may speak. There is a four (4) minute time limit on any communication.*
4. Public Hearing on the Conditional Use Permit Application for Sandy Creek Marina, currently zoned C2 – “Medium Commercial”, applying for the conditional use of Marina.
5. Recommendations from the Planning and Zoning Commission on the Conditional Use Permit Application for Sandy Creek Marina, currently zoned C2 – “Medium Commercial”, applying for the conditional use of Marina.
6. Discussion and Possible Action on the Conditional Use Permit Application for Sandy Creek Marina, currently zoned C2 – “Medium Commercial”, applying for the conditional use of Marina.
7. Adjourn.

IT IS HEREBY CERTIFIED that the above Agenda was posted at the Village Offices and the VVFD Bulletin Board on this 7th day of July, 2015.

Julia Vicars, City Secretary

The Village of Volente is committed to the compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications are provided upon request. The Village Council reserves the right to enter executive session at any time during the course of this meeting to discuss any of the matters above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development). A quorum of the Planning and Zoning Commission or Board of Adjustments may be in attendance however, no official action by the Planning and Zoning Commission or Board of Adjustments shall be taken.



VILLAGE OF
VOLENTE

CONDITIONAL USE PERMIT APPLICATION

Applicant's Name: CPG Sandy Creek LLC Contact Phone: 512.600.7900
Mailing Address: 823 Congress Ave. Suite 600 Austin, TX 78701
Property Address (if different): 8714 Lime Creek Rd Volente, TX 78641
Legal Description of Property: Lots 11-14, Lake Travis Subdivision No. 7 & ABS 497,
Conditional Use Requested: SUR 32, LEAVETT B ACR 29.54

☐ Airport/Landing Field/Heliport (Section 30.133(c)(1))

☐ Radio or Television Broadcasting Towers or Station (Section 30.133(c)(8))

☐ Clinic/Institution (Section 30.133(c)(5))

☐ Private Operated Community Building or Recreation Field (Section 30.133(c)(7))

☐ Cemeteries (Section 30.133(c)(9))

☐ Alcoholic beverages (Section 30.133(c)(11))

☐ Commercial in "OS" Zone (Section 30.133(c)(14))

☐ Parking Lots (Section 30.133(c)(16))

☐ Bed and Breakfast in Residential Zone (Section 30.133(c)(13))

☐ Commercial, Recreational or Amusement Development (Temporary) (Section 30.133(c)(4))

☐ Horse Race Track (Section 30.133(c)(6))

☐ Other uses as identified in the specific district/definition of the use (Section 30.133(c)(12))

☐ Schools – Public and Denominational (Section 30.133(c)(10))

☐ Amusement Park (Section 30.133(c)(2))

☒ Marinas (Section 30.133(c)(15))

☐ Circus (Section 30.133(c)(3))

Additional Information: _____

Photos included? ☒ Yes ☐ No

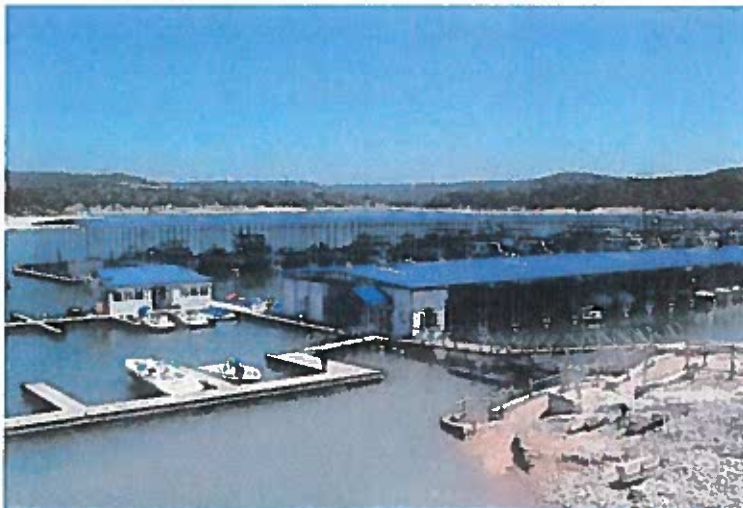
Site Plan included? ☒ Yes ☐ No

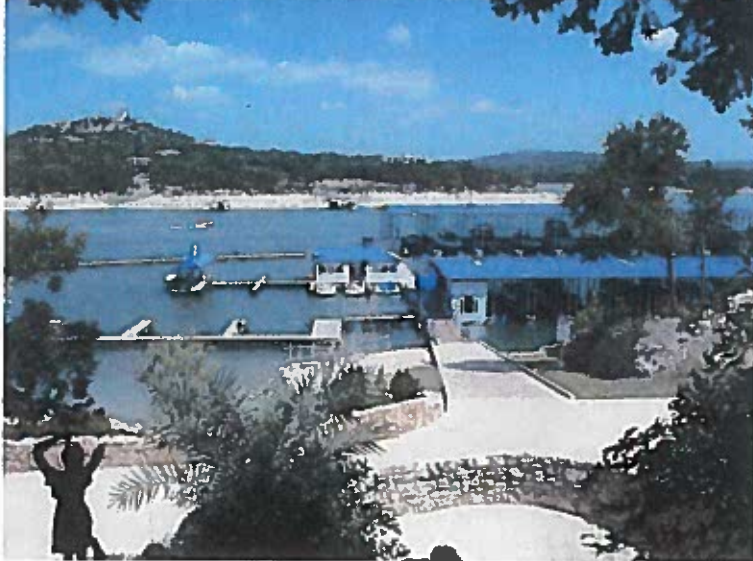
Signature of Applicant X [Signature] Date 7/1/15

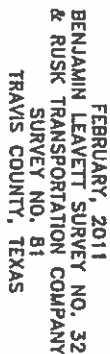
The City Council may grant a conditional use permit for the above listed uses, with the recommendation of the Planning and Zoning Commission, and with approval by four (4) affirmative votes. The City Council may impose additional conditions on the permit, as appropriate. See Section 30.133(3)(B)

For City Use Only	
Application fee paid: _____	Total fee of \$349.40
Date of Publication of Public Hearing Notice: <u>July 9, 2015</u>	Notices Mailed: <u>July 1, 2015</u>
P&Z Meeting Date: <u>July 14, 2015</u>	City Council Meeting Date: <u>July 14, 2015</u>
Staff Notes: <u>combined P&Z & CC to expedite - permit to include deed restrictions agreed upon @ earlier date</u>	









17

18

LAKESIDE TRAVIS

16

N 85°51'35" E 440.00'
N 87°08'15" E 440.00'

14

13 00 08.27" E 200.00'

MATCH LINE SEE SHEET 2

JH SANDY CREEK MARINA, L.P.
TRACT 3~29.54 ACRES
DOCUMENT NO. 2006034664
O.P.R.T.C.TX.

20.54 ACRES
TRACT 3

29.54 ACRES
TRACT 3

[illegible]

THE ABOVE STAINING IS KNOWN FOR FLOOD DAMAGE, OBTAINING AND THE SURVEY ASSURES NO LIGHTLY FOR THE COMMENTS OF THE CHINA MAPS.

FIELD NOTES (DESCRIPTION PROBABLY OF THE SUBJECT 20-24 ACRE TRACT BEING PREVIOUSLY PREPARED AND ACCOMPANY THIS P.L.I.).

PANORAM LOT 1071.
THE STRAIGHT PROPERTY HAS FOLLOWING NUMBER OF MIXED PAVING SPACES

- 47 - REGULAR PAVING SPACES
- 2 - UNPAVED PAVING SPACES
- 44 - TOTAL PAVING SPACES

IN ADDITION THERE ARE THREE (3) UNPAVED, DIRT PAVING AREAS.

[illegible]

ABBREVIATIONS

CO	CLEANOUT
CONC	CONCRETE
FI	FEET HYDRAULIC
FP	ROCK PLUMBERS
TM	WATER METER
WV	WATER VALVE
WMH	WASTEWATER MANHOLE

[illegible]

LOOMIS
PARTNERS

GEOMORPHIC AND SURVEYING ENVIRONMENTAL CONSULTING
3101 East Cane Road, Suite 180 Austin, Texas 78768
(512) 312-2711 FAX (512) 312-1067 www.themcpc.com

LAND TITLE SURVEY
LOTS 11, 12, 13, 14 AND REMAINDER PORTION LOT 28
LAKE TRAVIS SUBDIVISION NO. 7 AND 28.64 ACRES
IN THE BENJAMIN LEAVETT SURVEY NO. 32 AND
THE RUSK TRANSPORTATION COMPANY SURVEY NO. 81,
TRAVIS COUNTY, TEXAS

PLAN #: 3088 ID

MATCH LINE SEE SHEET



PLAN #: 3089 D



VILLAGE OF VOLENTE

Conditional Use Permit

This certificate issued, pursuant to the requirements of the Zoning Ordinance No. 2004-O-32, certifies that at the time of issuance this property was henceforth allowed a conditional use as described below:

Date Issued: 07/14/2015 Date Expires: _____

Property Owner: JH Sandy Creek Marina, LP

Mailing Address: 2101 Lakeway Blvd, Suite 205, Lakeway TX 78734

Description of Conditional Use: Marina, Section 30.133(C)(12)

Site Location: 8714 Lime Creek Road, Volente TX 78641

Legal Description: Plots 11-14 of Lake Travis Subdivision No. 7 and Lot ABS 497 SUR 32

LEAVETT B ACCR 29.54

Tax Parcel Identification No.: 44163, 498628, 523676

Existing Zoning: C-2 "Medium Commercial"

NOT APPROVED

The City Council is granting this conditional use permit for the above listed use, with the recommendation of the Planning and Zoning Commission, and with approval by four (4) affirmative votes at a public meeting of the City Council of the Village of Volente. The City Council may impose additional conditions on the permit, as appropriate. Reference Section 30.133(3)(B).

Additional Conditions: The owner will comply with the deed restrictions and conditions of the Conditional Use Permit as described on the attached "Exhibit A", failure to comply with these conditions will result in possible revocation of the Permit.

Ken Beck, Mayor

Jeff Browning, Chair of Planning and Zoning

Julia Vicars, City Secretary

CONDITIONS FOR CONDITIONAL USE PERMIT

1. Hours of operation. The hours of operation for any restaurant use of the property shall be restricted as follows: (i) for Sunday through Thursday of each week the hours of operation shall commence no earlier than 7:00 a.m. and shall end no later than 11:00 p.m., and (ii) for Thursday through Saturday of each week the hours of operation shall commence no earlier than 7:00 a.m. and shall end no later than 12:00 a.m. The employees of owner shall be allowed to prepare and close the business, clean maintain, or repair the property (i) for Sunday through Thursday of each week no earlier than 6:00 a.m. and shall end not later than 12:00 a.m. and (ii) for Thursday through Saturday of each week, no earlier than 6:00 a.m. and shall end no later than 1:00 a.m.
2. Notification. Owner, or any operator designated by owner, will not install or use public address systems with speakers on the property or the marina to play music, make non-emergency notification announcements, or page facility employees or customers on a routine basis. The owner, or operator, shall install and use public address systems solely for emergency notification. No sound may exceed 70 decibels at the marina or the boundaries of the property and the marina. **NOT APPROVED** "Emergency notification" shall mean notification that people of facilities are threatened with harm.
3. Communication within facilities. Communications between various parts of the facility on the property and the property and the marina will be conducted by pagers or speakers located inside facility and marina buildings.
4. Lighting of the facilities. Building and structures on the property or the marina shall be illuminated by fixtures that are both fully-shielded and fully cut-off. Building facade lighting shall only be used to highlight specific architectural features of the building. The structures will have no large outside sign "fully-shielded" and "fully cutoff" shall have the same meaning as used in section 2.5 of article 2 of the design standards and mixed-use standards, sub-chapter E of chapter 25-2 of the Austin land development code approved on august 31, 2006 by the city council in Austin, Texas and made effective on January 13, 2007. Lighting at the property and the marina shall be turned off between then hours of 1:00a.m. and 6:00a.m.
5. Boat repair. The facility on the property and the marina will not include any type of general commercial boat repair services. Boat repair facilities will be restricted to marina customers or emergency repairs for individual boat owners.
6. Boat storage. No dry stack boat storage facilities will be constructed at the marina or on the property.
7. Parking. Owner, or the operator designated by owner, agrees to provide sufficient parking to avoid overflow parking on Lime Creek Road.

8. Design of boat storage facilities. Owner agrees the marina shall be built in accordance with the diagram on exhibit A attached hereto, including but not limited to (i) a breakwater wall that is eight (8) feet in width by two hundred (200) feet in length with no slips or tie-up stations for water craft; (ii) a marine services station for the petroleum re-fueling of water craft and no more eight (8) courtesy slips as set forth on Exhibit A attached hereto; (iii) Thirty-seven (37) 60' by 20' slips; (iv) Fifty-two (52) 26' by 11' slips and (v) forty-four (44) 36' by 16' slips. Any modification to the marina must be approved in writing by the Village. Owner agrees that the marina shall have no more than eight (8) courtesy slips in the location as set forth on exhibit A, attached hereto. Owner shall not have slips in location at the marina other than as set forth on exhibit A, attached hereto.